

SECTION CORNER,  
EX. CASED, CONCRETE MONUMENT  
WITH 3" BRASS DISC, "KING CO"  
LAST VISITED: DECEMBER, 2013

8 9  
17 16

PLANNER/PROJECT CONTACT:  
LAND RESOLUTIONS  
3605 COLBY AVENUE  
EVERETT, WASHINGTON 98201  
(425) 258-4438  
FAX (425) 258-1616  
CONTACT: RY MCDUFFY

APPLICANT/OWNER  
AURELIAN APOPEI & FLOAREA APOPEI  
5555 - 116TH AVENUE N.E.  
KIRKLAND, WASHINGTON 98033

SURVEYOR  
ORCA LAND SURVEYING  
3605 COLBY AVENUE  
EVERETT, WASHINGTON 98201  
(425) 259-3400  
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CONTACT: RICHARD HEALEY

ENGINEER  
DECCIO ENGINEERING, INC.  
17217 - 7TH AVENUE WEST  
BOTHELL, WA 98012  
(206) 390-8374  
CONTACT: RICHARD DECCIO, PE

#### EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TC1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE MONUMENTED EAST LINE OF THE N.E. CORNER OF SECTION 17, KNOWN AS 116TH AVENUE N.E. AS THE BEARING OF N 01°22'29" E, AS PER WA. STATE DEPT. OF TRANSPORTATION SURVEY, RECORDED UNDER RECORDING NUMBER 20030902900007, RECORDS OF KING COUNTY, WASHINGTON.

HORIZONTAL DATUM: NAD 83/91

BENCHMARK: KING CO. DEPARTMENT OF P.W. PNT. NO. ID: 13, S.E. 1/4 COR. ELEV= 431.311'

TBM: TOP W. RIM OF SEWER MANHOLE, LOCATED S.E. OF PROJECT SITE IN 116TH.

ELEV= 422.92'

VERTICAL DATUM: NAVD 88

#### PROJECT INFORMATION

SITE ADDRESS:

TAX NUMBER:  
EXISTING ZONING:  
PROPOSED ZONING:  
PROPOSED LAND USE  
MAX LOT COVERAGE  
MAX BUILDING HEIGHT  
SEWAGE DISPOSAL  
WATER SUPPLY  
SCHOOL DISTRICT  
FIRE DISTRICT

5555 116TH AVE. N.E.  
KIRKLAND, WA 98034  
172505-9090-09  
RS 12.5  
RS 12.5  
SINGLE FAMILY RESIDENTIAL  
50%  
25 FEET  
CITY OF KIRKLAND  
CITY OF KIRKLAND  
LAKE WASHINGTON #414  
CITY OF KIRKLAND

TOTAL SITE AREA	26,033	SF	0.60	ACRES
TOTAL PROPOSED LOTS	2			
GROSS DENSITY (2\0.60)	0.3 D.U. PER ACRE			
LOT SIZE AVERAGING	13,016.5	SF	OR	0.30 ACRES
AVERAGE LOT SIZE	13,016	SF		0.30 ACRES
SMALLEST LOT SIZE	12,504	SF		0.29 ACRES
TOTAL ROAD DEDICATION	0	SF	0.00	ACRES

#### PROJECT NOTES:

- 1) NEAREST FIRE HYDRANT IS LOCATED ON THE SOUTH SIDE OF N.E. 135TH COURT & 50' S.E. OF THE S.E. PROPERTY CORNER ON N.E. 135TH STREET.
- 2) BUILDING SETBACKS 20' FROM R.O.W., MIN 5' TOTAL OF 15 SIDE, 20' REAR YARDS,
- 3) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE ON ALL LOTS AT TIME OF RECORDING.
- 4) LIMITS OF GRADING SHALL BE SITE BOUNDARY AND TRACT X OF K.C.S.P. L98S0072, R.N. 20010124900002.
- 5) ENTIRE SITE LIES OUTSIDE OF ANY LANDSIDE OR SEISMIC HAZARD AREA.

LEGEND (EXISTING)	
	CASED K.C. CONC. MON.
	EX. REBAR W/CAP "28409"
	TEMPORARY BENCH MARK
	UTILITY POLE
	SIGN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	IRRIGATION VALVE
	PHONE PEDESTAL
	POWER METER
	GAS METER
	GAS VALVE
	STORM CATCHBASIN
	SANITARY SEWER MANHOLE
	BUILDING
	DRAINAGE ARROWS
	T.B.R. TO BE REMOVED
	BSBL BUILDING SETBACK LINE

#### LEGAL DESCRIPTION

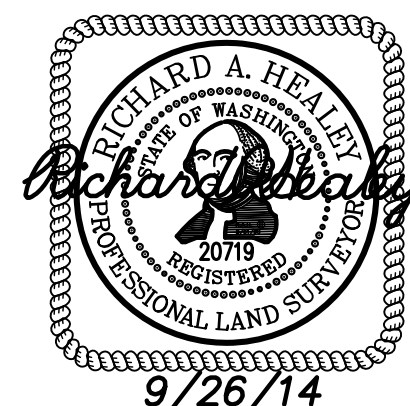
THE NORTH 130 FEET OF THE SOUTH 390 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM., RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE EAST 30 FEET THEREOF FOR ROAD;  
AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR SECONDARY STATE HIGHWAY NO. 2A BY DEE BEARING RECORDING NO. 4403913

**ORCA Land Surveying**  
3605 COLBY AVENUE, EVERETT, WA 98201  
425-259-3400 FAX: 425-258-1616

EAST 1/4 CORNER,  
EX. 3" BRASS DISC, "KING CO"  
LAST VISITED: DECEMBER, 2013

17 16



**LAND RESOLUTIONS**

LAND USE CONSULTANTS  
Design • Planning • Management  
3605 Colby Avenue - Everett, WA 98201  
tele (425) 258-4438 - fax (425) 258-1616  
landuse@nwlink.com

PRELIMINARY SHORT SUBDIVISION AND  
TREE RETENTION PLAN

FOR  
**AURELIAM APOPEI**

IN THE SE 1/4 OF THE NE 1/4,  
SECTION 17, T.25N., R.5E., W.M.  
CITY OF KIRKLAND,  
KING COUNTY, WASHINGTON

SHEET  
1  
OF  
1

PROJECT: 2013-119 DWG BY: RLM DATE: 9/29/14 REV: -